



6 Friars Walk, Prestwood, Buckinghamshire, HP16 0ST

A three bedroom semi-detached property, in need of some updating, located in a popular residential area with a detached garage, which has been converted into an outside room.

Entrance Hall | Cloakroom | Living Room | Kitchen Diner | Landing | Three Bedrooms | Family Bathroom | Guest Room/Office (Formerly separate garage) | Front And Rear Gardens | Rear Driveway | Double Glazing | Gas Central Heating

Located on the popular Lodge Lane development, on an enviable walk-way position, is this three bedroom semi-detached house.

Enjoyed by the current owners for over 20 years, the house offers traditional accommodation including a spacious living room and 20' kitchen diner with access to the rear garden.

Upstairs are two double bedrooms with the largest facing the front walkway which has the benefit of a built in cupboard as has the rear facing second double bedroom. With a front aspect, the third bedroom is a good sized single bedroom. The family bathroom is equipped with a three piece white suite.

Outside is a private enclosed rear garden, patio area and a single detached garage. This has been converted to provide a useful guest room/home office with a door and window to the front and garden facing window,

Price... £428,000

Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities, including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards Great Kingshill, taking the fourth turning left into Lodge Lane. Take the fourth left into Peppard Meadow and Friars Walk can be found on the corner of Strawberry Close

Additional Information

Council Tax Band D
EPC Band D

School Catchment

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

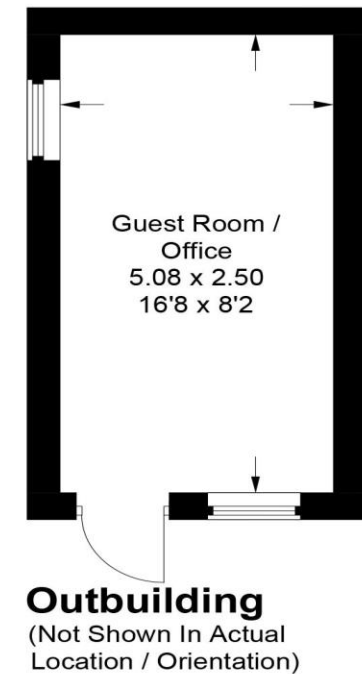
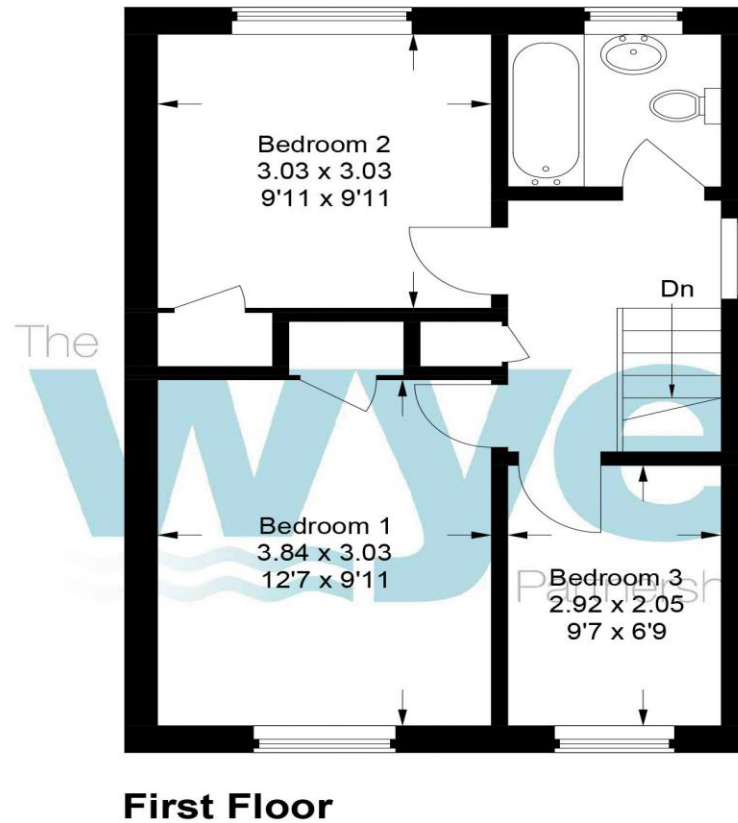
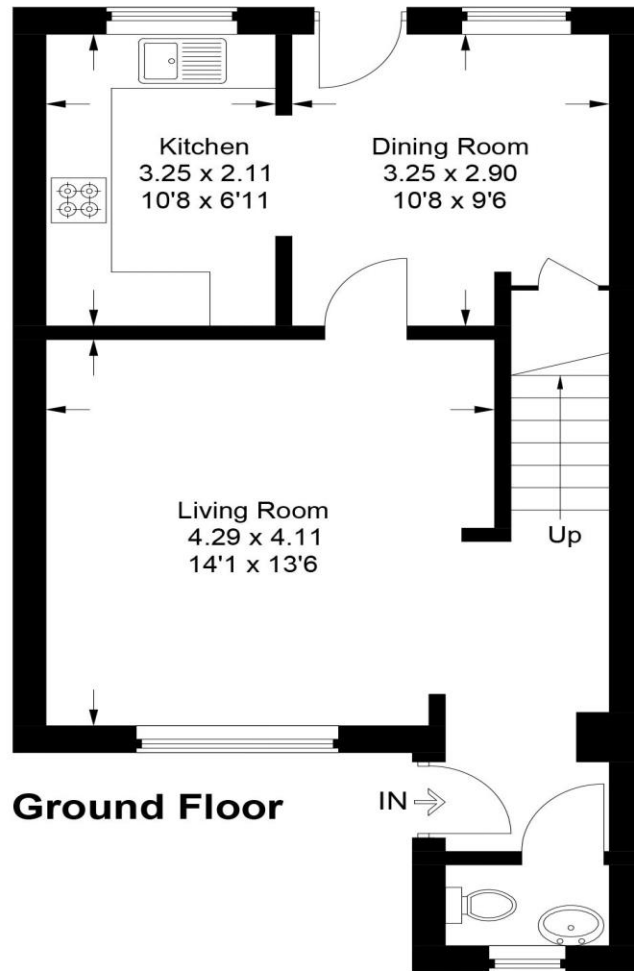
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
 Ground Floor = 43.6 sq m / 469 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Outbuilding = 12.9 sq m / 139 sq ft
 Total = 96.2 sq m / 1,035 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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